

## SE Oralabor Rd. and SE Delaware Ave. Roadway and Traffic Signal Improvements

## Compensation Estimate

Parcel No. 41 Project No. NHSX-160-1(13)--3H-77 County Polk

Record Owner(s): Velasco Ankeny, LLC

Owner's Mailing Address: 7739 Shaughnessy Road, Edina, Minnesota 55439-2639

Tenant(s): N/A

Tenant(s) mailing address: N/A

Subject Property address: 714 SE Oralabor Road, Ankeny, Iowa 50021

This property is described as: As shown on the Temporary Easement Plat attached hereto as Exhibit "A"

Basis for land value estimate: Values obtained using data from Polk County Assessor's website. Values rounded up to the nearest 5.

Fee Title	<u>0</u>	Sq Ft Purchased	x <u>\$8.08</u>	= ( <u>351,865</u> / <u>43,560</u> )	Land Value per Acre / Square Feet per Acre	=	<u>\$0.00</u>
Permanent Easement	<u>0</u>	Sq Ft of Easement	x <u>\$0.00</u>	= ( <u>8.08</u> x <u>0%</u> )	Land Value per Sq Ft x Reduction in Value of Easement Area	=	<u>\$0.00</u>
Temporary Easement	<u>285</u>	Sq Ft Rented	x <u>\$0.81</u>	= ( <u>8.08</u> x <u>10%</u> )	Land Value per Sq Ft x Land Rental Rate per Year	x <u>2.0</u> # of Years =	<u>\$465.00</u>

<u>Qty</u>	<u>Description</u>	<u>Unit Cost</u>
<u>0</u>		x _____ = <u>\$0.00</u>
<u>0</u>		x _____ = <u>\$0.00</u>
<u>0</u>		x _____ = <u>\$0.00</u>
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<u>0</u>		x _____ = <u>\$0.00</u>
<u>0</u>		x _____ = <u>\$0.00</u>
<b>Total Estimate</b>		= <u>\$465.00</u>

## Certification:

I hereby certify that I am familiar with the property which is the subject of this estimate, that the estimate is based upon data contained in the files of the Agency, that I have no direct or indirect present or contemplated future personal interest in this property or in any benefit from the acquisition of this property.

\*Compensation for R/W fence to be by fixed schedule or in accord with Section 6B.44 Code of Iowa

Approved by:

DATE OF ESTIMATE

Mark Mueller  
6/22/16

Signed

Andy Fly 6/13/16

DATE